Crescent Development in Sherrills Ford Area

Sherrills Ford Elementary School

April 27, 2006

Sherrills Ford Small Area Plan

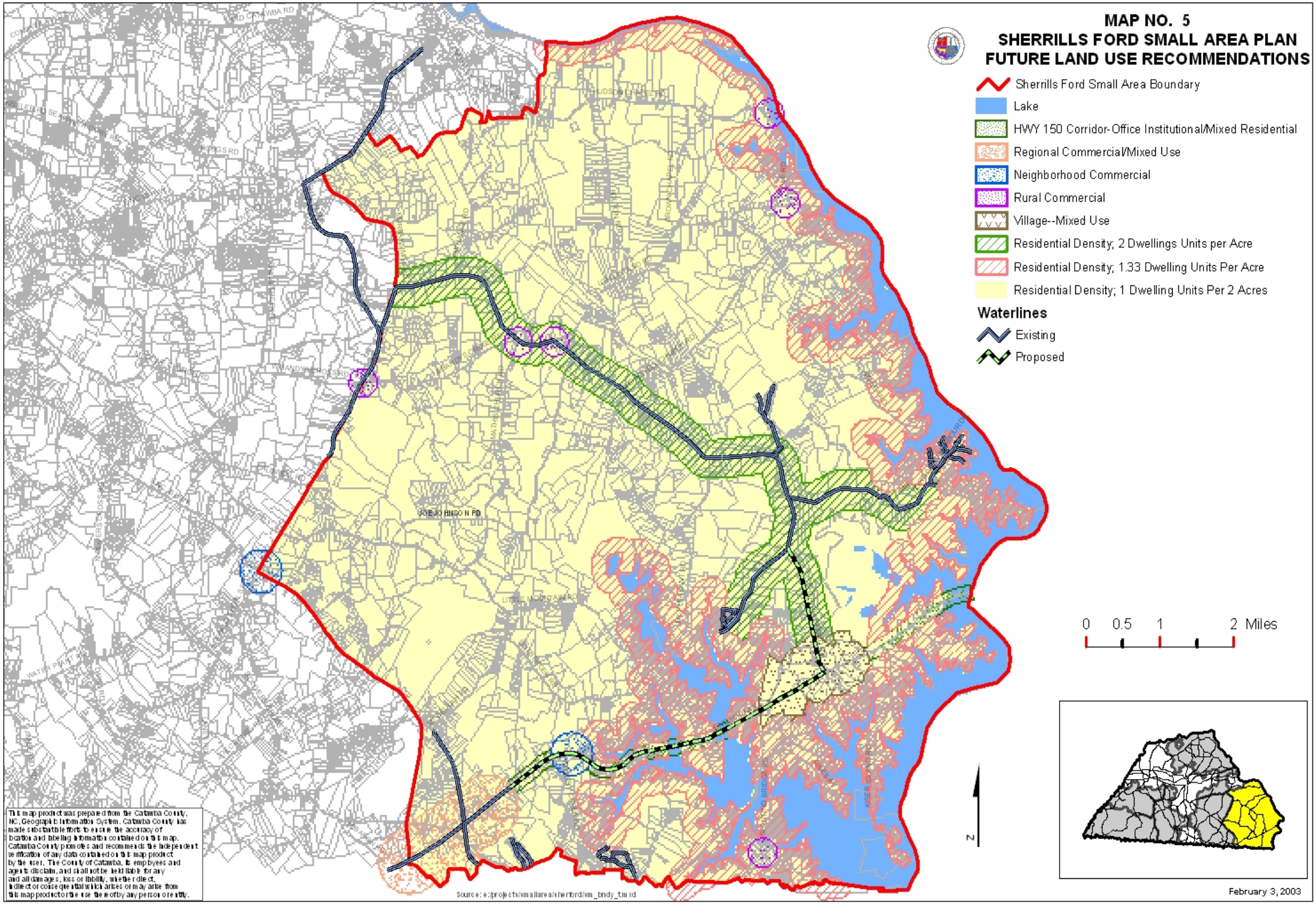
- *Guiding Principles:*
  - Balanced land uses with mixture of housing, shopping and employment
  - Pedestrian-oriented development
  - “Main Street” village in Terrell
  - Retail development – well-planned integrated retail with varying size and functions
  - Livability and design quality – sense of place and quality development to create visually attractive environment
  - Flexibility in regulations

Sherrills Ford Small Area Plan

- *Recommendations:*
  - High-density corridor (1/2-acre lots) along Sherrills Ford Road, Beatty Road and Island Point Road where public waterlines exist
  - Medium-density (3/4-acre lots) along Lake Norman
  - Remainder of Sherrills Ford district low-density (2-acre lots)
  - Multi-family along Hwy. 150 corridor, village center and regional commercial at Hwy. 150/16

Sherrills Ford Small Area Plan

- *Recommendations:*
  - Explore tool to transfer development rights from rural areas to areas that can support development
  - Village center at Sherrills Ford Rd/Hwy. 150 – mixed residential, commercial and office uses. Include architectural standards.
  - Enhanced development standards along Hwy. 150 corridor


MAP NO. 5
SHERRILLS FORD SMALL AREA PLAN
FUTURE LAND USE RECOMMENDATIONS
Sherrills Ford Small Area Boundary
Lake
HWY 150 Corridor-Office Institutional/Mixed Residential
Regional Commercial/Mixed Use
Neighborhood Commercial
Rural Commercial
Village--Mixed Use
Residential Density; 2 Dwellings Units per Acre
Residential Density; 1.33 Dwelling Units Per Acre
Residential Density; 1 Dwelling Units Per 2 Acres
Waterlines
Existing
Proposed
0 0.5 1 2 Miles
N
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February 3, 2003

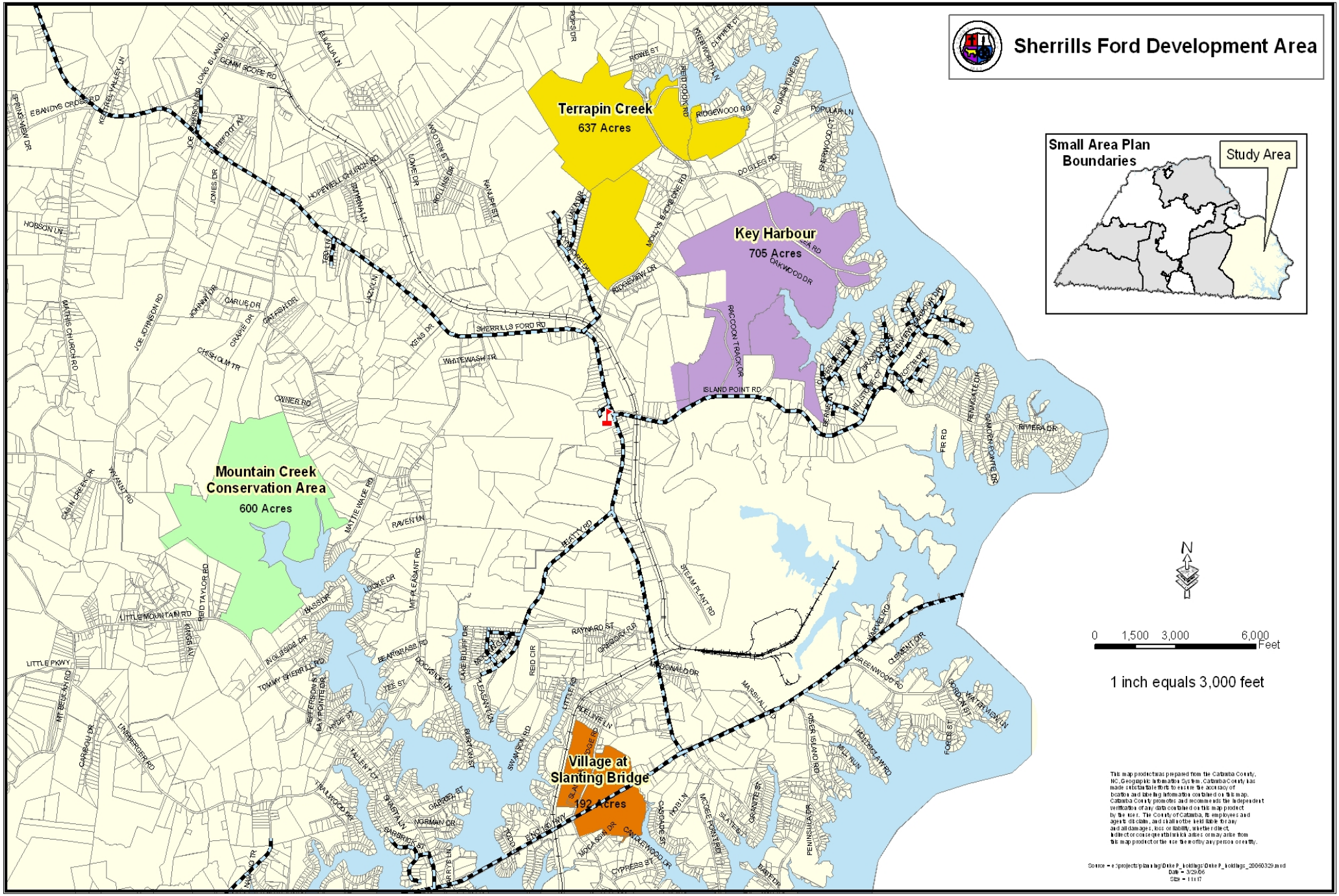
Crescent Properties

- Crescent owns four large tracts in Sherrills Ford area

Holistic approach to development

vs.

Piecemeal approach


Sherrills Ford Development Area
Terrapin Creek
637 Acres
Key Harbour
705 Acres
Mountain Creek
Conservation Area
600 Acres
Village at
Slanting Bridge
192 Acres
Small Area Plan
Boundaries
Study Area
N
0 1,500 3,000 6,000
Feet
1 inch equals 3,000 feet
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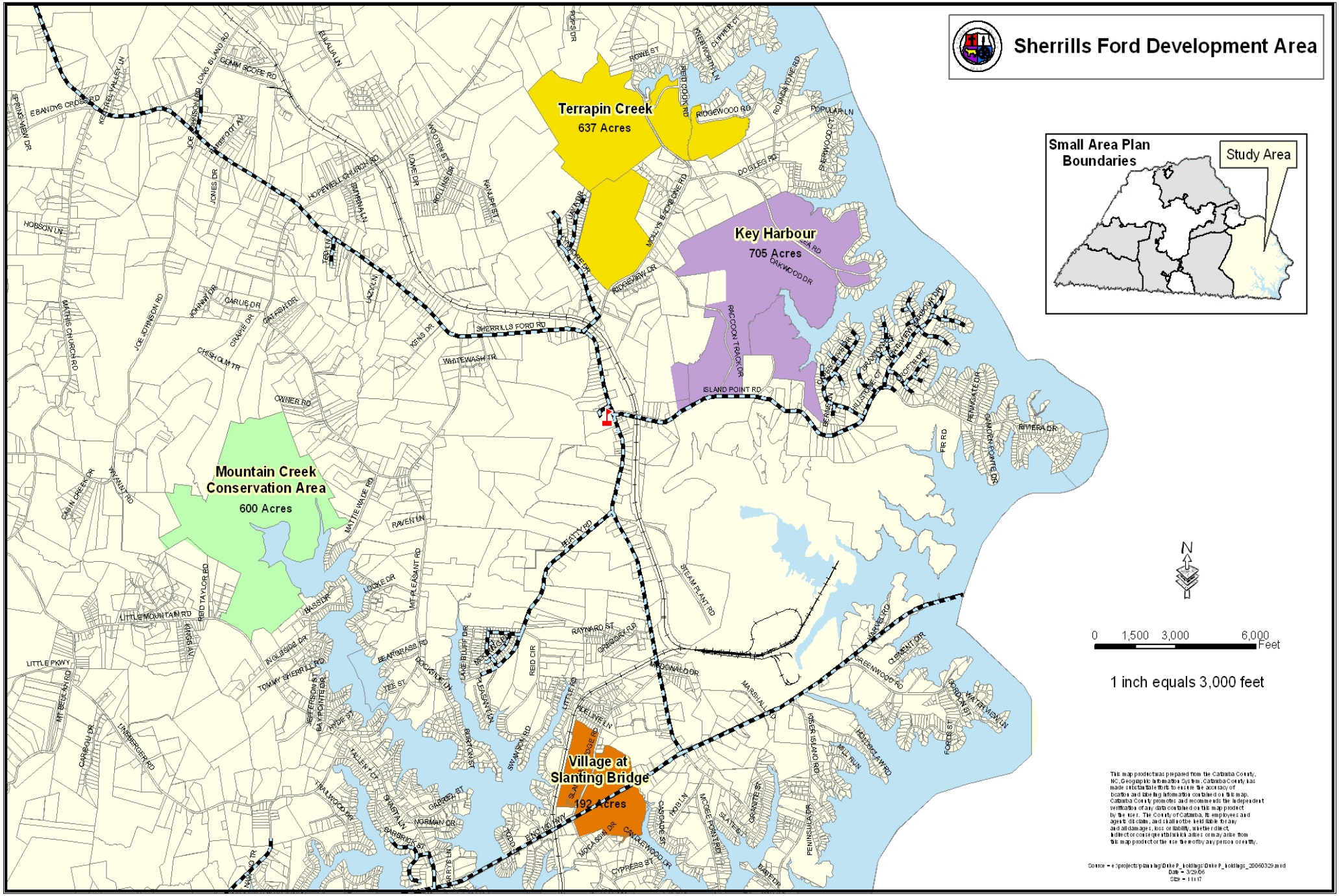
Development	Acreage	Lots Allowed under Small Area Plan	Lots Proposed
Key Harbor	705	829	1500 max.
Terrapin Creek	637	450	100
Mountain Creek	605	479	0
Village	192	497	270
Totals	2139 acres	2255 lots	1870 lots

Tools for Approving Large-Scale Developments

- Conditional Zoning
- Development Agreement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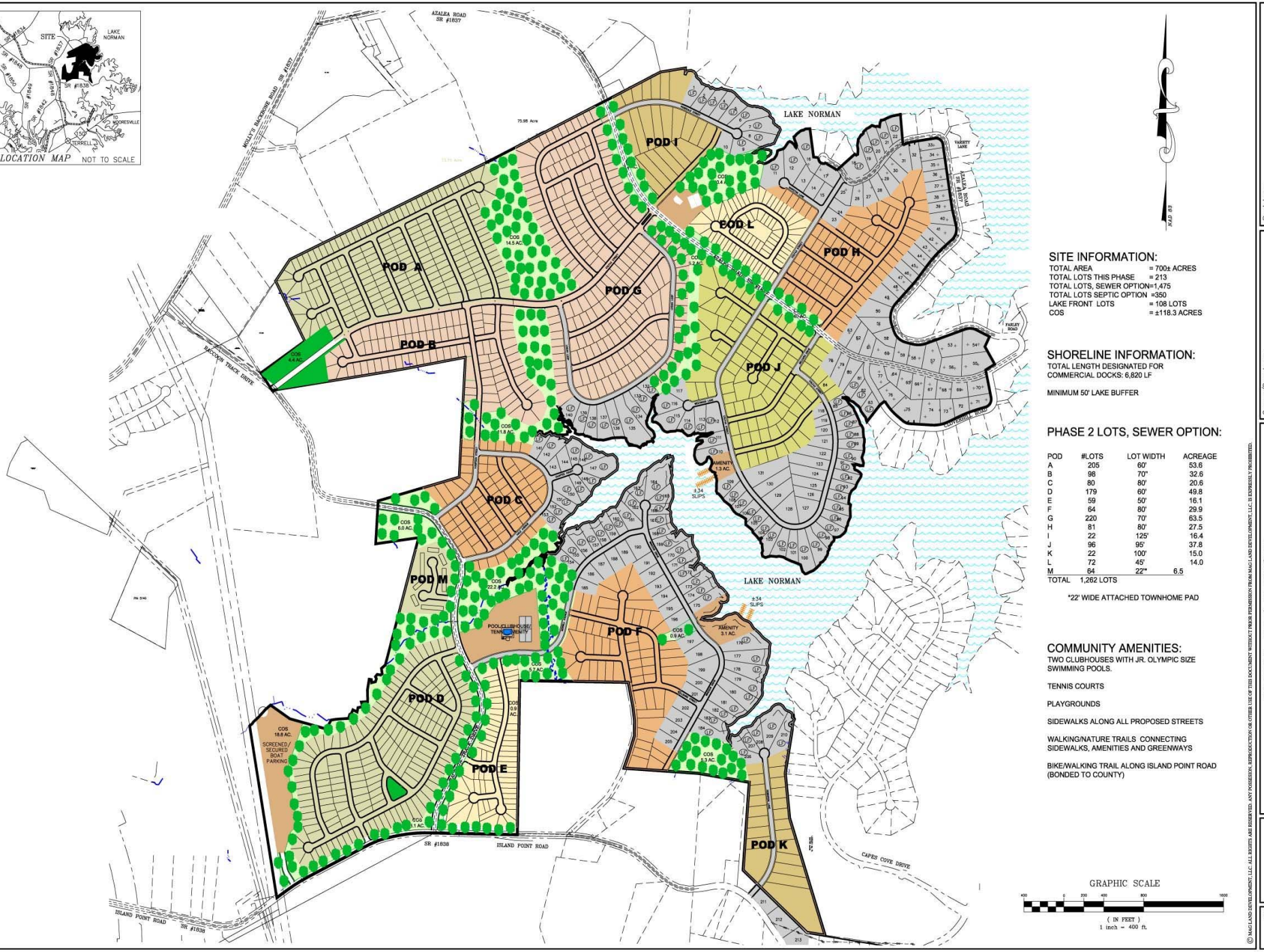

SITE INFORMATION:

TOTAL AREA	= 700± ACRES
TOTAL LOTS THIS PHASE	= 213
TOTAL LOTS, SEWER OPTION	=1,475
TOTAL LOTS SEPTIC OPTION	=350
LAKE FRONT LOTS	= 108 LOTS
COS	= ±118.3 ACRES

SHORELINE INFORMATION:

TOTAL LENGTH DESIGNATED FOR COMMERCIAL DOCKS: 6,820 LF

MINIMUM 50' LAKE BUFFER

PHASE 2 LOTS, SEWER OPTION:

POD	#LOTS	LOT WIDTH	ACREAGE
A	205	60'	53.6
B	98	70*	32.6
C	80	80'	20.6
D	179	60'	49.8
E	59	50'	16.1
F	64	80'	29.9
G	220	70'	63.5
H	81	80'	27.5
I	22	125'	16.4
J	96	95'	37.8
K	22	100'	15.0
L	72	45'	14.0
M	64	22**	6.5
TOTAL	1,262 LOTS		

*22' WIDE ATTACHED TOWNHOME PAD

COMMUNITY AMENITIES:

TWO CLUBHOUSES WITH JR. OLYMPIC SIZE SWIMMING POOLS.

TENNIS COURTS

PLAYGROUNDS

SIDEWALKS ALONG ALL PROPOSED STREETS

WALKING/NATURE TRAILS CONNECTING SIDEWALKS, AMENITIES AND GREENWAYS

BIKE/WALKING TRAIL ALONG ISLAND POINT ROAD (BONDED TO COUNTY)

GRAPHIC SCALE

400 0 200 400 800 1600

(IN FEET)
1 inch = 400 ft.

Revisions:

DATE:	COMMENTS:

Owner/Developer:
KEY HARBOR HOLDINGS, LLC
AND
KEY HARBOR COMMUNITIES, LLC
2725 WESTINGHOUSE BOULEVARD
SUITE 100
CHARLOTTE, NORTH CAROLINA 28273
(704) 587-0123 Phone; (704) 587-4556 Fax

KEY HARBOR
OPTION WITH SEWER
Catawba County, North Carolina

SKETCH PLAN

PLAN DATE: Mar. 19, 2006

SHEET: C-1

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SITE SUMMARY

TOTAL ACRES: +/- 193.4 AC.

ATTACHED RESIDENTIAL: +/- 70 UNITS
SINGLE FAMILY: +/- 200 LOTS
RETAIL: +/- 425,000-450,000 S.F.

NORTH

100 0 100 200 400

LandDesign.

SHERRILL'S FORD

CATAWBA COUNTY, NORTH CAROLINA

Contact Information

For further information contact:

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